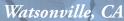
VIA DEL MAR

FAMILY & FARMWORKER FAMILY HOUSING







Via del Mar is an excellent example of infill development combined with affordability and services. The property is located adjacent to the Transit

Center in downtown Watsonville and is a key element of an overall downtown revitalization effort in this regional agricultural center.

While the local economy is dominated by agriculture, Watsonville's location in Santa Cruz County and proximity affluent communities pushed rents up to levels that are unaffordable to many who work in



Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction of apartments and townhomes		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	.67 acres		
Density:	61 units / acre		
Parking Ratio:	1.55 : 1 - 62 spaces		
Development Profile	Туре	No.	Size Units (sf)
	1 BR	13	508 - 528
	2 BR	20	796 - 965
	3 BR	7	1038 - 1149
	TOTAL	40	
Amenities	Childcare center; community room; computer center; playground		
Services Offered	After school tutoring Social programs Local and community childcare Computer training Health and wellness programs Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	CA Department of Housing & Community Development (HOME/Serna/MHP) City of Watsonville Redevelopment Agency CalHFA Santa Cruz Metropolitan Transit District Alliant Capital (Tax Credit Investor)		
Architect	Pyatok Architects		
Contractor	L&D Construction Co., Inc.		

the fields and or have service jobs. Mindful of the rising demand for affordable housing, the City of Watsonville leased the Via del Mar site from the Santa Cruz Metropolitan Transit District and then sought out a partner to develop it. MidPen Housing Corp. stepped up to the challenge, to help meet the housing needs of this community. Of the 40 units, eight are designated for farmworker families.

Via del Mar includes a child care center (with preference for residents but also open to the community) which is operated by the Head Start Program. It is also located within easy walking distance of all that downtown Watsonville has to offer, including public transportation, shopping, social services, library, schools and other educational facilities and cultural venues.

